Return to John V Masserano 105 S. Rowlett Collierville, TN 38017 901-853-8500 State of Mississippi County of DeSoto

9/05/06 9:28:19 \$\frac{7}{5}\$

BK 538 PG 509

DESOTO COUNTY, MS

W.E. DAVIS, CH CLERK

SPECIAL WARRANTY DEED

For and inconsideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Countywide Home Loans, Inc, 2380 Performance Drive, Richardson TX, 75082 (hereinafter called "Grantor") does hereby sell, convey, specially warrant and deliver unto Judy A XXXXXXIMCEachran (hereinafter called "Grantee"), the following described property situated in DeSoto County, Mississippi, to wit: *and Stephanie Y. Kline

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Commonly known as: 9840 Pigeon Roost Park Circle, Olive Branch, MS, 38654

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

This conveyance is also subject to zoning and/or other land use regulations promulgated be federal, state of local governments affecting the use of occupancy of the subject property.

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid. Im Stanton, who is the _Asst. Secretary of Countywide Home Loans, Inc who acknowledged that he/she signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned on behalf of said Countywide Home Loans, Inc being first duly authorized so to do and act. GPEN under my hand and official scal on this	WITNESS T	HE SIGNATURE of the Grantor on	this 8th	day ofAugust	, 20 <u>06</u>
State of Texas County of _Collin THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid. Jim Stanton, who is the _Asst. Secretary of Countywide Home Loans, inc who acknowledged that he/she signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned on behalf of said Countywide Home Loans, Inc being first duly authorized so to do and act. GIEN under my hand and official seal on this 8th _day of _August, 20_06			Seller(s)	1	
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My commission expires: 08/25/2009 Address of Grantor: 2380 Performance Drive Richardson TX, 75082 Phone # Address of Grantee: Judy A. McEachran & Stephanie Y. Kline 9840 Pigeon Roost Park Circle Olive Branch, MS 38654 Phone # This instrument was drafted by and refuse by LandCastle Title, LLC 810 Crescent Centre Drive, Suite 280 Franklin, TN 37067 File #: NSR-060300196A	GEVEN unde	r my hand and official scal on this $\frac{8}{2}$	th_day of Aug	ust, 20_06	
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Phone # This instrument was drafted by and refuse to: Land Castle Title, LLC 810 Crescent Centre Drive, Suite 280 Franklin, TN 37067 File #: NSR-060300196A	Address of Grantee:	Judy A. McEachran & Ste 9840 Pigeon Roost Park			8654
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File #: NSR-060300196A		rive, Suite 200			
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NSR-060300196A

State of Texas
County of Collin
This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Jim Stanton who acknowledged to me that she/he is Asst. Secretary of the attorney-in-fact for Countywide Home Loans, Inc and that in its foregoing instrument after having been authorized by Jim Stanton, Asst. Secretary and Countywide Home Loans, Inc to do so.
Given under my hand and seal this the 8th day of August , 2006
Notary Public, Leslie Slater
My Commission Expires: <u>08/25/2009</u>
LESLIE SLATER My Commission Expires August 25, 2009

Exhibit "A"

Lot 34, The Park at Pigeon Roost, situated in Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof in Plat Book 77, Pages 14-15, in the Chancery Clerk's Office of DeSoto County, Mississippi.

This being the same property conveyed to Grantors herein by Substitute Trustee's Deed recorded in Book 522, Page 265, and rerecorded in Book 537, Page 534, in said Register's Office.